

LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ CAP STAMPED "QE" SET
- UNLESS OTHERWISE NOTED

ABBREVIATIONS

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT

KEYNOTES

1. LOT 1, BLOCK 1, DODGE COUNTRY NO. 1 ADDITION (CAB. D. SLIDE 257-C)
 2. CALLED 1.9 ACRES FAKERI FRANK ZAYED (INSTR. NO. 2020023489)
 3. TEXAS ECONOMY HOMES, INC. (VOL. 657, PG. 117)
 4. CALLED 0.833 ACRE JAKAL-2, LLC (INSTR. NO. 2020061002)
 5. WAGDI M. MABROUK (INSTR. NO. 201100024205)
 6. WAGDI M. MABROUK (INSTR. NO. 201100024203)
- DESCRIBED IN:
CALLED 0.833 ACRE MARILYN L. KING (INSTR. NO. 200700001752)

VETERANS OF FOREIGN WARS POST
LOTS 1, 2, & 3, BLOCK 3
WOLF ADDITION
VOLUME 580, PAGE 336

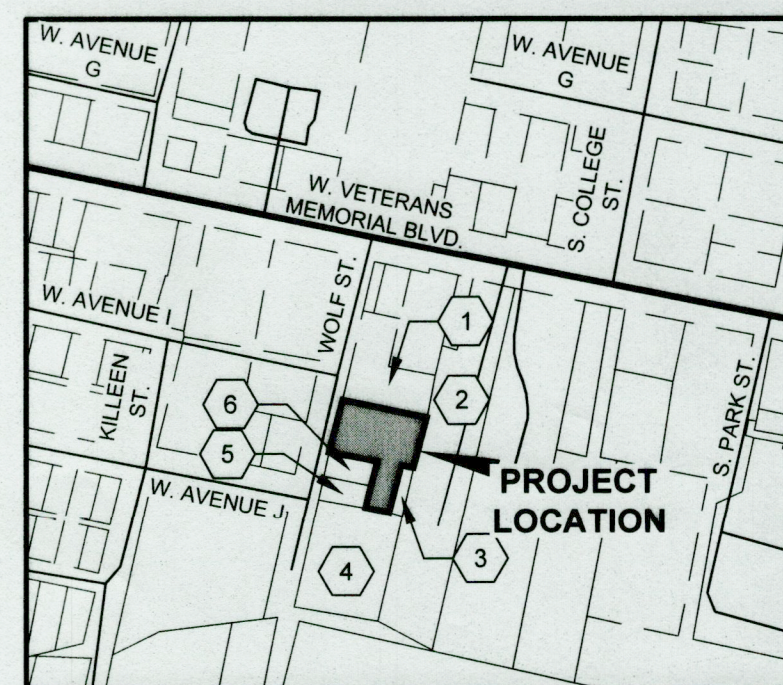
LOT 3, BLOCK 2
WOLF ADDITION
VOLUME 580, PAGE 336

DODGE COUNTY, INC.
LOT 3, BLOCK 2
VOLUME 4050, PAGE 446

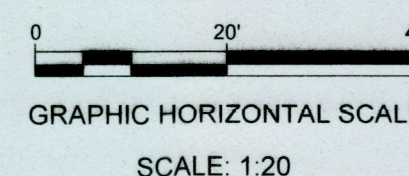
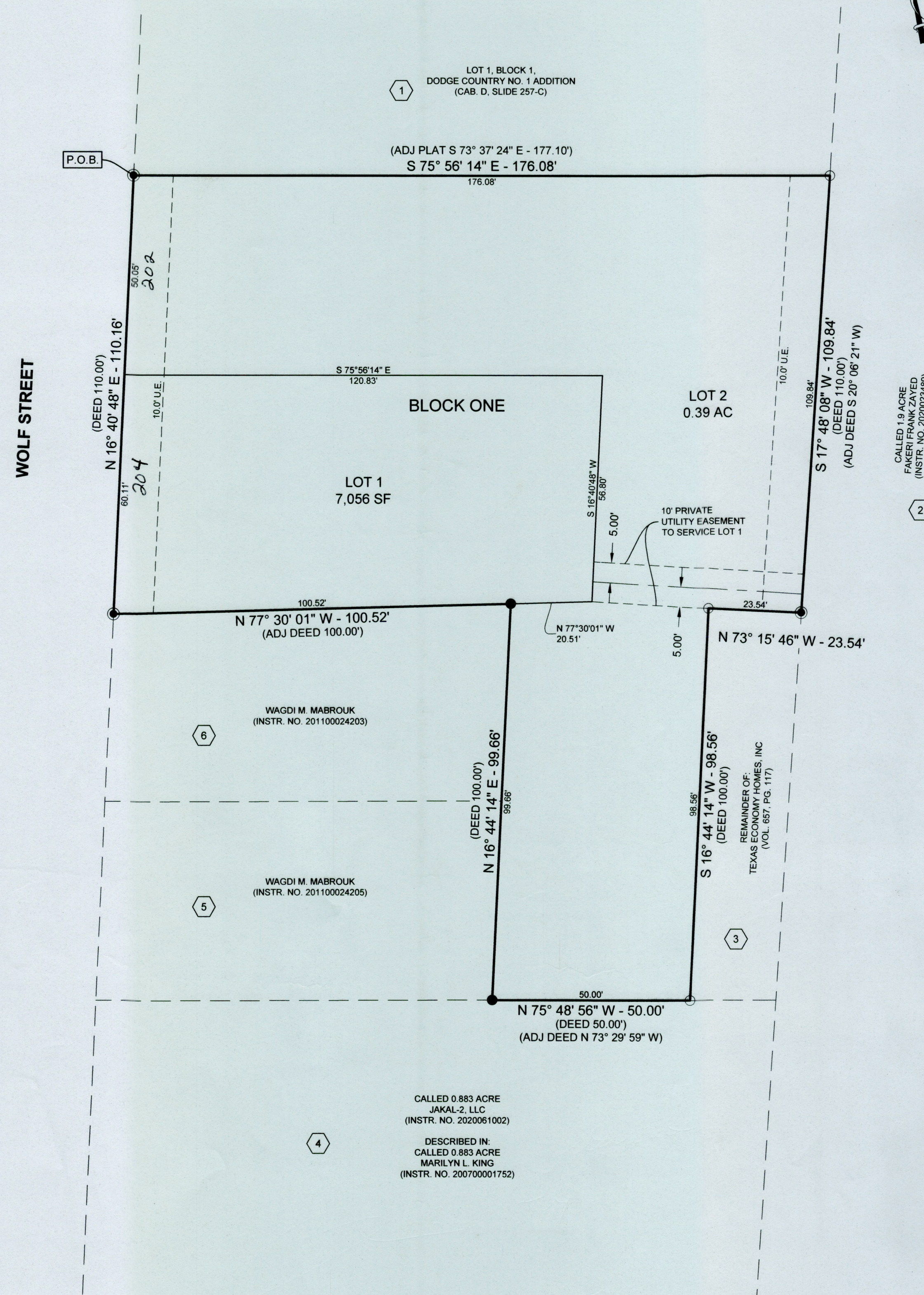
JASON M. DEMMON & JUTTA I. DEMMON
CALLED PART OF LOT 4
(E. 70' OF LOT 4), BLOCK 2
VOLUME 5373, PAGE 80

NOTES

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
5. ALL INTERIOR CORNERS TO BE 1/2" IRON ROD WITH CAP STAMPED "QE" SET.
6. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.



LOCATION MAP
SCALE: NTS



QE
QUINTERO ENGINEERING
1901 W. STAN SCHLUETER L.P. KILLEEN, TEXAS 76549
PHONE: (254) 493-9962 FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

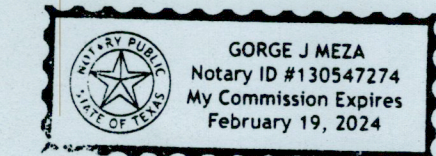
KNOW ALL MEN BY THESE PRESENTS, THAT JASON GARZA BEING THE SOLE OWNER OF THAT CERTAIN 0.55 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE A. THOMPSON SURVEY, A-813, BELL COUNTY, TEXAS, BEING ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO JASON GARZA, RECORDED IN INSTRUMENT NO. 2021032721, DEED RECORDS OF BELL COUNTY, TEXAS, & ALL OF THE TRACTS OF LAND DESCRIBED AS "EXHIBIT A - PAGE 1 OF 2" AND "EXHIBIT A - PAGE 2 OF 2" IN A DEED TO JASON GARZA, RECORDED IN INSTRUMENT NO. 202204274, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF LONESTAR ADDITION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND LONESTAR ADDITION, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, ALLEYS, EASEMENTS, AND LANDS TO PUBLIC USE FOREVER.

THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 28 DAY OF July, 2022.

BY:
JASON GARZA
OWNER

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 5th DAY OF August, 20 22, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

Wagner Mepaw
PLANNING DIRECTOR

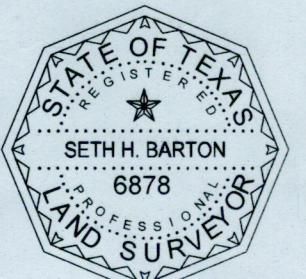
K. Stuckland
PLANNING ASSISTANT

SURVEYORS' CERTIFICATE:

I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN AND BELL COUNTY, TEXAS.

Seth H. Barton
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549

07/28/2022



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 10th DAY OF August, 20 22, IN YEAR 2022
PLAT # N/A PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2022-050912
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *A. Zurek*, Deputy Clerk

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE 1 DAY OF August, 20 22, A.D.

By: *Alexis Hall*
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	A THOMPSON SURVEY, ABSTRACT NO. 813	OWNER:	JASON GARZA 2485 PECAN CREEK RD KILLEEN, TEXAS 76549
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	0.55 AC		
DATE:	JUNE 2022		

FINAL PLAT FOR:

LONESTAR ADDITION
CITY OF KILLEEN, BELL COUNTY, TEXAS

LONESTAR ADDITION, IS A PLAT OF ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO JASON GARZA, RECORDED IN INSTRUMENT NO. 2021032721, DEED RECORDS OF BELL COUNTY, TEXAS, & ALL OF THE TRACTS OF LAND DESCRIBED AS "EXHIBIT A - PAGE 1 OF 2" AND "EXHIBIT A - PAGE 2 OF 2" IN A DEED TO JASON GARZA, RECORDED IN INSTRUMENT NO. 202204274, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:
023-22
DRAWING NO.:
P1

Inst # 2022-050912